AREA DESCRIPTION

1. NAME OF CITY: OAKLAND, CALIFORNIA  SECURITY GRADE: Blue  AREA NO.: B-12

2. DESCRIPTION OF TERRAIN: Rolling, alongside weeded creek bed; lots lend themselves to landscaping.

3. FAVORABLE INFLUENCES: Attractive view; well-improved streets in southern part of area. Restricted to single-family residences. New homes, homogeneous type construction. Sylvan, weeded dell, with hillside and forest background.

4. DETRIMENTAL INFLUENCES: Lack of adequate transportation. Not convenient to shopping district or high school; lack of sewers. Moreover, many streets are only macadamised and subject to additional assessments for street and sewer improvements.

5. INHABITANTS: Professional, business a. Type men and executives; b. Estimated annual family income $2250-5000 
   c. Foreign-born No concentration %; d. Negro %
   e. Infiltration of Undesirables None; f. Relief families None known
   g. Population is increasing Rapidly; decreasing; static.

6. BUILDINGS: One and two- a. Type or types story homes; b. Type of construction Good; frame, stucco
   c. Average age Seven years; d. Repair Very good

7. HISTORY: For example;

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6-rm. modern stucco home.</td>
<td>PREDOMINATING %</td>
</tr>
<tr>
<td>1929 level</td>
<td>$6000-10,000</td>
<td>$8000</td>
</tr>
<tr>
<td>1933 low</td>
<td>4000- 6,500</td>
<td>5250</td>
</tr>
<tr>
<td>1937 current</td>
<td>5000- 8,000</td>
<td>6500</td>
</tr>
</tbody>
</table>

   Peak sale values occurred in 1927 and were 102% of the 1929 level.
   Peak rental values occurred in 1927 and were 100% of the 1929 level.

8. OCCUPANCY: a. Land 25 %; b. Dwelling units 99 %; c. Home owners 90 %

9. SALES DEMAND: a. Good; b. Med. 6-rm home $6750; c. Activity is Good

10. RENTAL DEMAND: a. Home; b. Mod. 6-rm home $50; c. Activity is Slow

11. NEW CONSTRUCTION: a. Types $7250 including lot; b. Amount last year 19 in 1936


13. TREND OF DESIRABILITY NEXT 10-15 YEARS Upward

14. CLARIFYING REMARKS: (1) Detrimental influences, together with small percentage of land occupancy, prohibits higher classification, which may be possible within a few years hence. (5-g.) Population increasing due to home construction activity. In this area there is no marine view, but many pine and eucalyptus trees give a park-like effect. This area is known as the FERNWOOD TRACT; also includes OAKLAND GREEN. When the lack of street improvements, school facilities and transportation is overcome, this area should be classified as (A) LOW GREEN. Many residences are owned by the California Veterans Welfare Board and F.H.A. loans are numerous in the area.

15. Information for this form was obtained from BUILDING INSPECTOR’S OFFICE RECORDS. OAKLAND;

   RALPH E. PRENTICE

   Date 6-15-37